

Page 1: DRC Plat - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	BANK OF AMERICA % CORP REAL ESTATE ASSMT
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	101 N. TRYON ST., CHARLOTTE, NC 28246-0100
E-mail Address	JMPROP@BELLSOUTH.NET
Phone Number	(954) 565-5999
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	PULICE LAND SURVEYORS / JANE STORMS
Applicant / Agent's Signature	
Address, City, State, Zip	5381 NOB HILL RD, SUNRISE, FL 33351
E-mail Address	JANE@PULICELANDSURVEYORS.COM
Phone Number	(954) 572-1777
Letter of Consent Submitted	YES

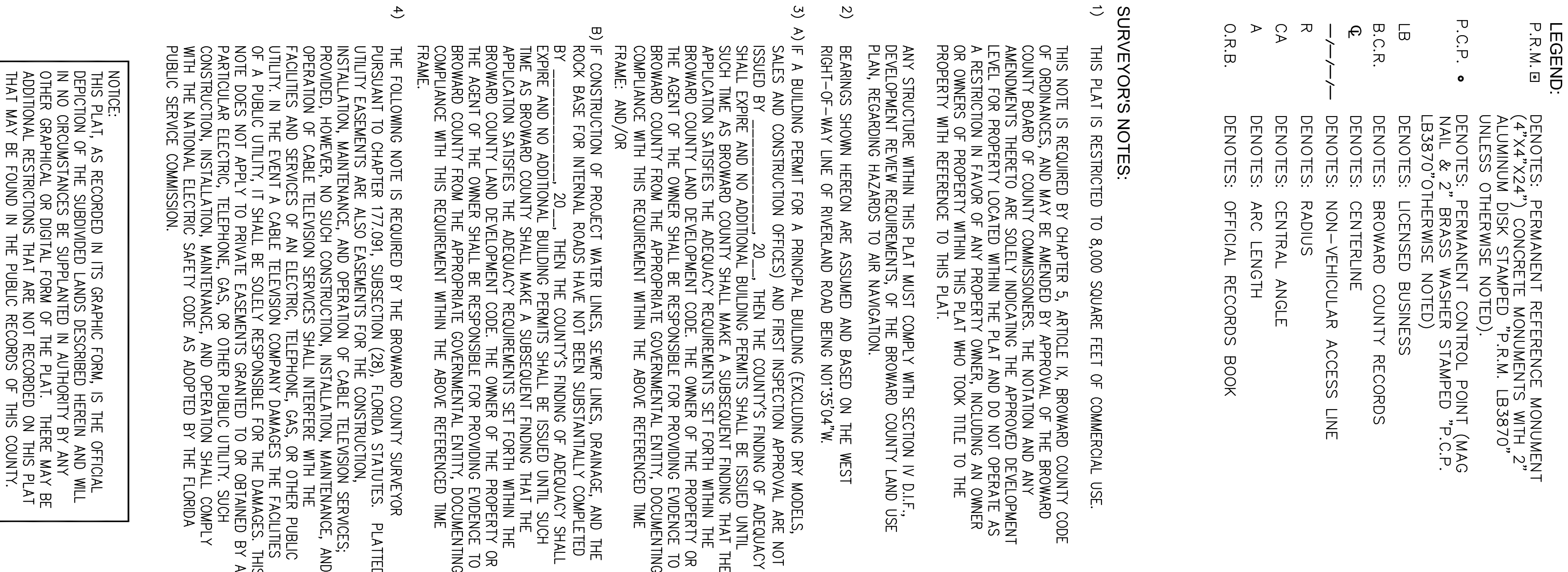
Development / Project Name	JM - CYPRESS CREEK
Development / Project Address	Existing: 888 W. CYPRESS CREEK RD. New: TBD
Legal Description	SEE ATTACHED
Tax ID Folio Numbers (For all parcels in development)	4942 1000 0443 AND 4942 1000 0442
Request / Description of Project	
Applicable ULDR Sections	47- 24.5
Total Estimated Cost of Project	\$ (Including land costs)

Land Use Designation	EMPLOYMENT CENTER
Current Zoning Designation	B-1, BOULEVARD BUSINESS
Current Use of Property	PARKING LOT
Number of Residential Units	NONE
Non-Residential SF (and Type)	NONE
Total Bldg. SF (include structured parking)	NONE
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	48,644 sq.ft. / 1.1167 acres	SAME
Lot Density		
Lot Width	195'x 265'+/-	SAME

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

S.W. 20TH STREET



PLANNING FILE NO. -MP-15



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: July 14, 2015

Project Name: Bank of America / JM – Cypress Creek

Case Number: PL15006
Plat Review: JM – Cypress Creek Plat

Request:

Location: 888 NW 62nd Street
Zoning: Boulevard Business (B-1)
Land Use: Employment Center

Project Planner: Karlanne Grant

Case Number:
PL15006_Airport

GENERAL COMMENTS:

1. Location is in close proximity to Fort Lauderdale Executive Airport. Future development may be subject building height restrictions.

Case Number: PL15006

CASE COMMENTS:

Please provide a response to each of the following comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or ascheffer@fortlauderdale.gov.
 - c. Coordinate all transportation related requirements with Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - d. Coordinate the minimum Finished Floor Elevation approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or rbenton@fortlauderdale.gov; please note that additional notes may be required on the Site Data table.
2. Indicate/discuss whether any easements may be required by the Zoning District for utility, public access or amenities (determined by reviewing the appropriate Zoning District requirements). These easements shall be dedicated by plat rather than separate instruments later.
3. Route the plat to the City's Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Hearing.
4. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
5. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
6. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. (954) 828-6078 or aawwad@fortlauderdale.gov.
7. Right-of-Way dedication required per ULDR Section 47-25.2.M.5: 11' Right-of-Way dedication along south side of N.W. 62nd Street (W. Cypress Creek Road), to complete half of 156' Right-of-Way section (per the most current Broward County Road Jurisdiction & Functional Classification Map).
8. Discuss status of parking agreement or situation between and with adjacent properties.

9. Additional comments may be forthcoming at the meeting.

Case Number: PL15006

CASE COMMENTS:

Please provide a response to the following:

Comments:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
- 2) The site is designated Employment Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) The proposed project requires review and recommendation by the Planning and Zoning Board ("PZB") and approval by the City Commission. A separate application and fee is required for PZB review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City's Clerk's office requires a 48 hour-notice prior to a Commission meeting if a computer presentation is planned, i.e. PowerPoint, to be provided on CD or flash drive and a copy submitted to the City Clerk. Contact the Case Planner, Karlanne Grant for more information at 954-828-6162.
- 4) Indicate the project's compliance with **ULDR Section 47-25.2, Adequacy Requirements**, by providing a point-by-point narrative response, on letterhead, with date and author indicated.
- 5) Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to the Planning and Zoning Board submittal.
- 6) Please contact Evangeline G. Kalus, Development Management and Environmental Review Section Planning and Redevelopment Division of Broward County at 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff written response from the County.
- 7) Discuss any right-of-way requirements with the City's Engineering Design Manager, Alex Scheffer at 954-828-5123.
- 8) Coordinate need for easements with the franchise public utilities and provide said easements on the plat.
- 9) This plat is not subject to park impact fees, based on the proposed non-residential development.
- 10) No final plat of any subdivision shall be approved unless the subdivider shall file with the City, a surety bond executed by a surety company authorized to do business in the state and having a resident agent in the county, conditioned to secure the construction of the improvements required under this section, in a satisfactory manner and within a time period specified by the City Commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to one and one-half (1 1/2) times the cost of constructing the improvements as estimated by the City Engineer and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture.

Case Number: PL15006

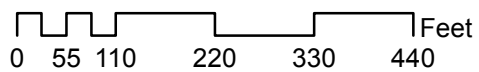
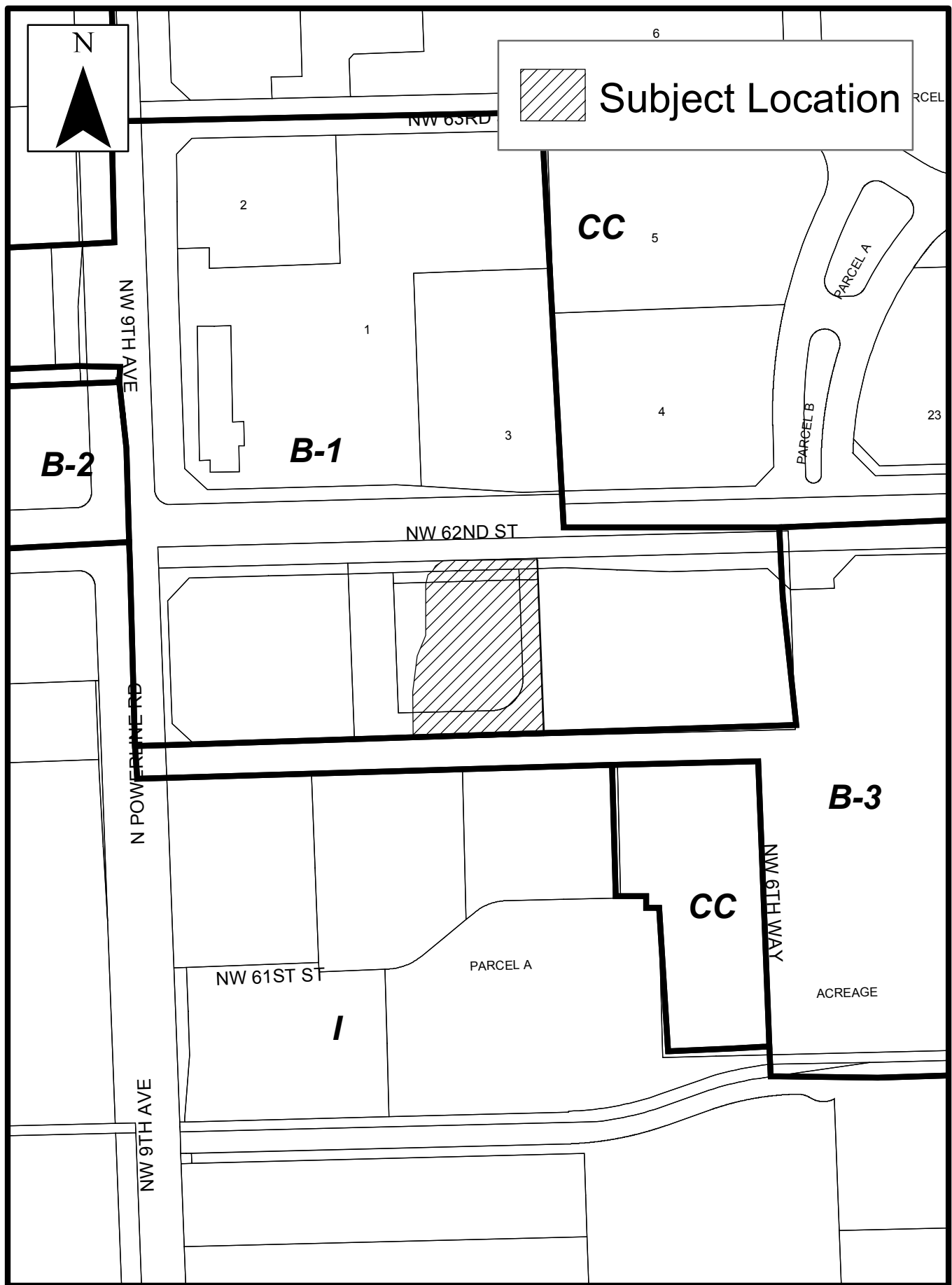
CASE COMMENTS:

1. Coordinate with Transportation and Mobility Department regarding obtaining a new shared use parking agreement between the two sites as needed.
2. Ensure all sidewalks and curb cuts are unobstructed and ADA accessible.
3. Additional comments may be provided upon further review.
4. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



PL15006